

**206/20 Malt Street, Fortitude Valley, Qld 4006**



**Sold House**

Wednesday, 20 March 2024

206/20 Malt Street, Fortitude Valley, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: House**



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**\$490,000**

Nestled at the intersection of Brisbane's best lifestyle destinations, 20 Malt Street offers exceptional proximity to the inner-city buzz! Property features include:

- Spacious & practical layout
- East-facing aspect
- Generous entertainer's balcony
- Private patio upon entry
- Separate laundry
- Walk-in wardrobe

A blank canvas to create a comfortable home or a lucrative investment property, this apartment boasts ample potential to add value. This property is perfect for owners wanting to live in the heart of the action or investors keen to make the most of Brisbane's transformation by securing an investment in an ideal location! Featuring a fantastic layout, the open-plan living and dining area open onto a large east-facing balcony that lends itself perfectly to hosting or relaxing. The generous bedroom enjoys a walk-in wardrobe, an exclusive feature usually reserved for larger homes, as well as direct access to the main bathroom! The laundry, with additional storage, is tucked away behind the kitchen, leading to the main bathroom.

The Galleries on Brunswick offers residents an in-ground pool, spa, gymnasium and sauna, with the convenience of on-site management, undercover parking and lift access. Brimming with features appreciated by tenants, the outstanding location of this building is no doubt its best asset! Unit 206 presents the possibility to live in a prime position in the heart of inner-city Brisbane, with popular lifestyle destinations only minutes away. Offering access to public transport options, impeccable proximity to the CBD and a short drive to the Brisbane airport, this apartment is perfect for owner-occupiers and short- or long-term tenants alike!

**BUILDING DETAILS**

- Central location on the border to New Farm
- Walking distance to Howard Street Wharves & Eagle Street Pier, Bowen Terrace Lookout & the James Street Precinct
- Resort-style pool, gym, sauna, heated spa and barbecue area
- Undercover parking
- Lift access
- 24-hr on-site management

**SUBURB DETAILS**

- Lifestyle
- 2 km (20 min walk/10 min drive) to Brisbane CBD
- 500 m (5 min walk) to Howard Smith Wharves
- 500 m (5 min walk) to Fortitude Valley entertainment precinct
- 850 m (10 min walk) to James Street Precinct
- 1 km (15 min walk) to Eagle Street Pier
- 1.5 km (5 min drive) to New Farm Park

**Transportation**

- 1 min walk to closest BCC Bus line stop
- 600 m to CityGlider bus stop
- 1 km (15 min walk) to Eagle Street Pier ferry terminal
- 3 km (10 min drive) to QUT Gardens Point campus
- 13 km (20 min drive) to Brisbane Airport
- Easy access to Airport Link Tunnel & ICB